

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2023-0024699

**Billable Pages: 3
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 08/31/2023 at 10:05 AM</p> <p>Document Number: <u>2023-0024699</u></p> <p>Receipt No: <u>23-23077</u></p> <p>Amount: \$ <u>34.00</u></p> <p>Vol/Pg: <u>V:8212 P:284</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Beatriz Saucedo, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

NEIGHBORHOOD MANAGEMENT, INC
1024 S. GREENVILLE AVENUE, SU
ALLEN, TX 75002



**MANAGEMENT CERTIFICATE
FOR
DEERFIELD (FORNEY) HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF KAUFMAN §

The undersigned, being the Managing Agent of Deerfield (Forney) Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Deerfield Heights
2. The name of the Association: Deerfield (Forney) Homeowners Association, Inc
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Deerfield (Forney) Homeowners Association, Inc
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Capital Improvements:	\$200.00
HOA Transfer Fee	\$100.00

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

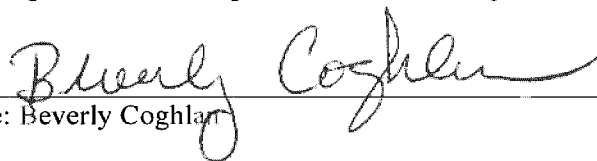
**DEERFIELD (FORNEY) HOMEOWNERS
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:

Name: Beverly Coghlan



STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 23rd day of August, 2023, by Beverly Coghlan, Agent for the Association of DEERFIELD (FORNEY) HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas

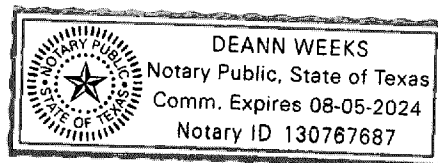


EXHIBIT A

Document	Recording Information
Deerfield Heights Phase 1 - June 17, 2003	Document No. Cabinet 2, Sleeve 511
Deerfield Heights Phase 2 - October 25, 2006	Document No. Cabinet 2, Sleeve 760
Declaration of Covenants, Conditions and Restrictions for Deerfield Heights – July 23, 2003	Document No. 2241/69/2003-0015903
First Amendment to Declaration - November 13, 2007	Document No. 3287/480/2007-00026563
Second Amendment to Declaration - September 11, 2008	Document No. 3463/101/2008-00017626
Third Amendment to Declaration - September 24, 2010	Document No. 2010-0015681